

# Independence Plaza Fire and Flood Restoration

## August 19, 2026

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Director of Housing Development



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## Two incidents

- May 22 2026 – Unit fire, water damage in common areas, and 12 units. Building 711. Tenants relocated.
- April 25 2026 – Fire Sprinkler supply line incident. Exterior and interior water damage in common areas and 11 units. Building 703. No tenants currently relocated.
- Remediation and repairs expected to be covered by insurance, and to exceed Executive Director approval of \$250,000 in total.



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## Repair Timeline

- July 10 - Invitation to Bid (ITB) published and issued
- August 5 – Bids due
- August 6 - Bids opened. Selection of lowest apparent bidder.
- August 20<sup>th</sup> – Contract to be signed and Notice to Proceed sent.
- November 1 – All work to be completed.



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## Residents Affected

- 12 units at 711 Atlantic
- 5 now vacant
- 3 housed with family, but requesting temporary or permanent apartments
- 4 living elsewhere in AHA portfolio



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## Summary of Bids

### Subject to Review of Lowest Responsive Responsible Bidder

| VENDOR                      | BID AMOUNT     |
|-----------------------------|----------------|
| Donny Chu Construction Inc. | \$1,039,283.96 |
| Pro-Ex Construction         | \$1,063,275.47 |
| Art's Construction          | \$1,634,150.00 |
| JUV, Inc.                   | \$1,237,144.36 |
| ER Construction, Inc.       | \$1,932,323.00 |



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**CORRECTED:** Adopt a Resolution to Authorize the Executive Director (or Designee) to Negotiate and Execute a Contract and any Amendments with the lowest, responsive and responsible bidder, for Fire and Flood Repair Services at Independence Plaza for a Not to Exceed amount of \$1,932,323.00 for a one-year term, including Approval of a 15% Contingency, and also to Negotiate and Execute Multiple Contracts until the Next Available Board of Commissioners Meeting which Individually or as a Total exceed \$250,000 for Fire and Flood Repair Services at Independence Plaza, if needed; Direct the Executive Director (or Designee) to Report Back on Executed Contracts, if any, to the Board of Commissioners No Later Than the Next Available Board of Commissioners Meeting.



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